

Pre-Application Site Visit Report

Project 6541861, 1040 S HENDERSON ST

Assessment Completed: 6/28/2016

Project Description: Sea Mar Community Care Center is a State DOH licensed intergenerational skilled nursing facility with 100 beds and a childcare center for 100 children. The children are housed in the large building and also in an adjacent Child Care Center. The skilled nursing facility (SNF) currently has 3 floors with 100 beds on the first and second floors. The daylight basement is the main entrance, offices and support services. The second floor is changing from 52 DOH licensed SNF beds to 52 DOH Residential Treatment Facility (RTF) Beds. As part of this work we will do some minor interior and exterior modifications to the existing 48,300 square foot building. The ground floor/ basement will have no changes. The First Floor will have 162 square foot changes to an existing lounge. This area will change to a new RTF entrance lobby. The Second Floor will have 379 square feet changes to an existing congregate bathing facility. This area will change to a separate Men's, Women's and Accessible Bathing area. The exterior will add a 667 square foot on-grade walkway to NE corner of the building. The walkway will connect the Parking Lot to the NE corner of the building approximately 12 feet above the parking. Due to the unusual site constraints of the property, the accessible entrance will remain at the South portion of the building. There is no change to building square footage and no changes to parking. The SNF and the RTF populations will remain separate and will not intermingle. They will have separate living, eating and recreational facilities. The configuration of the building is as follows: Existing: 100 bed DOH Skilled Nursing Facility 100 child DOH childcare facility New: 48 bed DOH Skilled Nursing Facility 52 bed DOH Residential Treatment Facility 100 child DOH childcare facility

Primary Applicant: [Marc Jenefsky](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Seattle Department of Construction and Inspections (SDCI).

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact:
Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all**

required documents at the intake appointment. If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

1) Existing contours @ 2'-0 intervals. 2) Existing trees (see note below). 3) Exposed height of existing retaining walls (see note below).

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height. Provide this information only for the walls adjacent to proposed on-grade walkway at NE corner of building.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

12TH AVE S

Street conditions:

Asphalt paving

Visible pavement width is: 15 LF

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

S HENDERSON ST

Street conditions:

Asphalt paving

Visible pavement width is: 24 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) **all** trees on the site,

2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Indicate only those trees that are in an area 50 LF beyond the proposed limits of construction for the on-grade walkway.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at

<http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope